

RESOLUTION NO. 2026

COUNCIL MEMBER - INTRODUCED THE FOLLOWING RESOLUTION:

**WHEREAS**, it is desirable and in the public interest that the City of Blair, Nebraska, a municipal corporation, undertake and carry out redevelopment projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

**WHEREAS**, Chapter 18, Article 21, Nebraska Reissue Revised Statutes, known as the Community Development Law, prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

**WHEREAS**, Neb. Rev. Stat. Section 18-2109, as amended, requires that, prior to the preparation by the community development agency of a City of a redevelopment plan for a redevelopment project, the Mayor and City Council as governing body of the City, by resolution, shall find and determine that the area is a substandard and blighted area in need of redevelopment as defined in said Community Development Law; and

**WHEREAS**, on March 24, 2026 at 7:00 p.m., a Meeting of the Mayor and City Council of the City of Blair, Nebraska, was held in the city council chambers of the City of Blair in order to conduct a public hearing to determine whether certain areas of the City should be declared to be substandard and blighted and in need of redevelopment, as defined in and pursuant to the Community Development Law; and

**WHEREAS**, a Notice of Public Hearing was published in the Enterprise, a legal newspaper published in Blair, Nebraska, on March 3, 2026 and March 10, 2026, which was at least ten (10) days prior to the time of the public hearing, which Notice of Public Hearing described the time, date, place, and purpose of the hearing and specifically identified the area to be considered as substandard and blighted and in need of redevelopment; and

**WHEREAS**, on March 3, 2026, which date was at least ten (10) days prior to the Public Hearing, the City mailed notice of the Public Hearing by certified United States Mail, postage prepaid, to all registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped and to the President or Chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district in which the real property to be affected by such determination, which notice set out the time, date, place, and purpose of the Public Hearing and included a map of sufficient size to show the area to be affected; and

**WHEREAS**, at such Meeting the Public Hearing was conducted, and all interested parties were afforded a reasonable opportunity to express their views respecting the designation of such area as substandard and blighted and in need of redevelopment, and the Mayor and City Council reviewed and discussed a Blight and Substandard Determination Study previously prepared by *JEO Consulting Group, Inc*; and

**WHEREAS**, the Mayor and City Council submitted the question of whether the area in

question is substandard and blighted and in need of redevelopment to the Planning Commission of the City of Blair for its review and recommendation prior to the Meeting and the Public Hearing on March 3, 2026 and the Mayor and City Council reviewed and discussed recommendations received from the Planning Commission; and

**WHEREAS**, the Mayor and City Council desire to determine whether the specific area is substandard and blighted and in need of redevelopment in accordance with the Nebraska Community Development Law.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Blair, Washington County, Nebraska, that the following area located in the City of Blair, Washington County, Nebraska, more particularly described as follows, to-wit:

BEGINNING AT THE SOUTHWEST CORNER OF TAX LOT 274 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TAX LOT 274, A DISTANCE OF 389 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 1, INDUSTRIAL POINT SUBDIVISION; THENCE NORTHERLY ALONG THE WESTTERLY LINE OF SAID LOT 1, A DISTANCE OF 348 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 3, EASTGATE PLAZA; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID EASTGATE PLAZA, A DISTANCE OF 464 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 1, OF SAID EASTGATE PLAZA AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 672 FEET MORE OR LESS; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 208 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 2, OF SAID EASTGATE PLAZA; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 448 FEET MORE OR LESS TO THE NORTHERLY CORNER OF TAX LOT 264 OF SAID SECTION 7; THENCE NORTHEASTERLY, A DISTANCE OF 80 FEET MORE OR LESS TO THE SOUTHWESTERLY CORNER OF TAX LOT 263 OF SAID SECTION 7; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 30, A DISTANCE OF 968 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TAX LOT 263; THENCE CONTINUING NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 617 FEET MORE OR LESS TO THE SOUTHWESTERLY BANK OF FISH CREEK; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY BANK OF FISH CREEK, A DISTANCE OF 332 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTHEASTERLY CONTINUING ALONG THE SOUTHWESTERLY BANK OF FISH CREEK, A DISTANCE OF 90 FEET MORE OR LESS; THENCE SOUTHERLY ON A LINE BEING PARALLEL WITH AND 66 FEET EAST OF SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 78 FEET MORE OR LESS TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE EASTERLY

ALONG SAID SOUTH LINE, A DISTANCE OF 14 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE; THENCE SOUTHELRY ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2,470 FEET MORE LESS TO THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A DISTANCE OF 80 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 7, ERIKSON SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF GRANT STREET, A DISTANCE OF 535 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 6, ERIKSON SUBDIVISION AND THE EASTERLY RIGHT OF WAY LINE OF WETLANDS ROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF EAY LINE OF WETLANDS ROAD, A DISTANCE OF 533 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 8, ERIKSON SUBDIVISION AND THE SOUTHERLY LINE OF TAX LOT 261 OF SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TAX LOT 261, A DISTANCE OF 367 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TAX LOT 261; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TAX LOT 261, A DISTANCE OF 685 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID TAX LOT 261; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TAX LOTS 188 AND 189 OF SAID SECTION 7, A DISTANCE OF 567 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TAX LOT 265 OF SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TAX LOT 265, A DISTANCE OF 229 FEET MORE OR LESS TO THE NORTHEAST CORNER OF TAX LOT 273 OF SAID SECTION 7; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TAX LOT 273, A DISTANCE OF 1,138 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID TAX LOT 273; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TAX LOTS 272 AND 273, A DISTANCE OF 384 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 2, INDUSRRIAL POINT SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 318 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TAX LOT 274 OF SAID SECTION 7; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID TAX LOT 274, A DISTANCE OF 355 FEET MORE OR LESS TO THE POINT OF BEGINNING;

is hereby declared to be a substandard area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area meet the criteria set forth in Neb. Rev. Stat. § 18-2103(10) as described and set forth in the Blight and Substandard Determination Study received by the City; and

**BE IT FURTHER RESOLVED** that the above described area is hereby declared to be a blighted area in need of redevelopment pursuant to the Community Development Law, in that conditions which now exist in said area which meet one or more of the factors set forth in Neb. Rev. Stat § 18-2103(11)(a) and at least one of the factors set forth in (i) through (iv) of Neb. Rev. Stat § 18-2103(11)(b) as described and set forth in the Blight and Substandard Determination Study received by the City; and

**BE IT FURTHER RESOLVED** that such substandard and blighted condition is

